

Summary Minutes
City of Sedona
Historic Preservation Commission Special Meeting
Vultee Conference Room – 102 Roadrunner Drive, Building 106, Sedona, Arizona 86336
Wednesday, January 22, 2014 – 3:00 p.m.

(15 minutes, 3:00 - 3:15 p.m. for items 1 - 4)

1. Verification of notice, call to order, roll call and Pledge of Allegiance.

Chair Unger verified notice and called the meeting to order at 3:03 p.m.

Roll Call:

Commissioners Present: Chair Brynn Burkee Unger, Vice Chair Allyson Holmes – arrived at 3:05 p.m., and Commissioners Catherine Coté, Ann Jarmusch and Steve Segner. Commissioners Jane Grams and Charlie Schudson were excused.

Staff Present: Audree Juhlin and Donna Puckett

Councilor(s) Present: Dan McIlroy

2. Approval of the November 18, 2013 minutes

MOTION: Commissioner Segner moved to accept the minutes as presented for November 18th. Motion failed for lack of a second.

A quorum of the Commission did not read or recall the content of the minutes; therefore, staff indicated the minutes would be agendized for approval again in the next meeting.

3. Public forum for items not on agenda. Limit of 3 minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public.)

The Chair opened the public forum and having no requests to speak, closed the public forum.

4. Commission and staff announcements and summary of current matters

Audree Juhlin announced the Commission's retreat is planned for Monday, March 10th from 10:00 a.m. to 2:00 p.m.; however, she needs to know if that date and time works for the Commissioners. Judith Keane will be the facilitator for the retreat and Judith is a resident of Sedona, a former staff member, and a former Vice Mayor. There may be a second day for the retreat, depending on the number of items, etc., and Judith will be contacting each Commissioner for input before the retreat.

Judith Keane explained that she would like to speak with each Commissioner and she has done facilitation for the City in open community meetings and with Commissions, and it is helpful to get your individual ideas and thoughts on what is working well and what you would like to see improve.

Chair Unger noted that Judith has previously done a retreat for the Commission and she is very pleased that Judith is going to do it again. The objective is to assess where we are and where we are going.

Chair Unger indicated that she would circulate the National Trust for Historic Preservation journal to the Commissioners; the current issue was given to Commissioner Jarmusch.

5. Discussion/update regarding the history-movie walk project (15 minutes, 3:15 -3:30 p.m.)

Commissioner Segner distributed a handout and explained that following a meeting with Sedona 30, they indicated that they are going to help fund this project, but they will officially vote on it in

about 10 days. There needs to be a place for the money to flow through and he probably has about \$10,000 that people want to donate, so the money would be written to Sedona 30 for the 89A Project and go into a fund, and Sedona 30 would match it. Individuals would pay \$300 for a plaque, and the other expenses would be taken up by Sedona 30. We would order four or five plaques and Sedona 30 would pay for them, they would come and install them, and then they would work with the City on a donating process. They are also going to hold back \$50 per plaque for maintenance. The plaques have a 10-year guarantee, so they might be changed out in 10 years. Sedona 30 is a non-profit that helps with projects that could not be done without their help. He has laid out about 31 plaques and he actually has more than that number of people who want to do plaques.

In the handout, Commissioner Segner showed two designs he had received, one on the Sinagua and one on archeology by Ken Zoll. The main plaques will be placed in the middle of the walk, and the big plaque will name all 60 movies shot in Sedona, with four plaques on each side of movie posters, pictures, and possibly a picture of the location then and now.

Sedona's history of art between the 1920s and 1950s included Maxwell Parrish, who showed Sedona rocks in his backgrounds, and Lillian Smith. The Commissioner then described the metal edge of the posters that will include a variety in history, archeology, movies, etc. They would say the walking tour, sponsored by Sedona 30, and the name of the person who bought the plaque. There will be a little plaque explaining the walk and a plaque explaining who paid for it and how it was done. He would also like to have about a 3-minute video for the hotel sites. They want to tell people things they didn't know. For example, the first lawsuit on environmental damage was filed in Cottonwood against the Verde Valley mines for pollution of the air that killed the apple trees in the Verde Valley, and the mines lost and gave enough money to move the orchards to Sedona. Commissioner Jarmusch is doing the research and writing them.

Regarding artists' approval, they have gotten the rights from the families for the samples shown and on Wikipedia you can pull up art that is in the public domain. In the law on copyright, if it is being used for educational or public use, it is exempt, so a disclaimer could be put somewhere. Additionally, if someone says absolutely not, we can take it down, so they have researched that.

They also researched ADA regulations and there really aren't any according to Shepherd-Wesnitzer who said it is pretty vague. The City's enforcement officer said basically the same thing; just make it clear and legible. He was also told that if you make it available in other ways, it is okay, so the hope is to also post them on the City's website for somebody who couldn't take the walk. Shepherd-Wesnitzer is helping with the stands, so those will be engineered. The City Engineer has walked it and he is okay with it, and they are responding to staff's letter. They won't order signs until they know it is ready to go and there won't be an announcement or anything special done until all of the movie posters are done in the middle; however, the hope is to get it done this year.

Commissioner Segner then described the process used to prevent fading, which is also used by the U.S. Forest Service. Each plaque will have a unique QR code that goes to different sites. The first phase can be done, because the City has the rights to the land, but from the curve down, it is state property. He has permission from Wendy to put them through Tlaquepaque and down, when they are ready. It may take about three years for people to fully use the walk, but he can get the hotels and Chamber involved quickly, and publicize it on the local TV stations for free.

The donors don't have to do the research. The donors pick a subject and the team is doing the research and giving it to the donor to review, and then it will come to the City or the Commission for review, before they proceed.

Commissioner Jarmusch indicated that some founders of the City as preferred subjects for plaques, but we may want to hold back Sedona Schnebly and J.J. Thompson, to have them as the focus of a benefit for the project by auctioning them to the highest bidder, which also would publicize the project, if that is legal. Commissioner Segner indicated that perhaps the movie plaque in the middle could be considered also. He may sponsor an evening at El Portal, and they could auction a

couple of them. The Commissioner has also been told that Bradshaw has given the rights to all of his archives and master prints, and there are tons of great shots, so they may do smaller ones of the ten greatest actors here. It will cover people, time, events, geography, etc. Eventually, we can start from Oak Creek down and have a seven-mile walk and get people walking.

Commissioner Coté indicated that Solly Solenberg owned the land where the Hyatt is located, and she recalls that Solly owned land where West Fork was, and that was National Forest. He did a trade and that is how West Fork got the private land for the access, and he got the center of Sedona. Can you imagine having the Hyatt in the middle of Oak Creek? Commissioner Segner agreed there are a lot of great old stories – Wilson Mountain and how Richard Wilson died; he is buried on his property someplace, because Germans are always looking for his grave. Lillian Smith painted this area on horseback and she was one of the first white women the natives saw.

6. Discussion/possible action on the Commission's 2014 proposed work program (30 minutes, 3:30 - 4:00 p.m.)

Audree Juhlin explained that whatever comes out of the meeting today will be submitted in a budget request for the City Council's consideration, and if another meeting is needed to continue the discussion, we can do that.

The Commissioners discussed the following items for the Commission's 2014 Work Program:

- City's sponsorship of at least three Commissioners to attend the annual Historic Preservation Conference that will be held just north of Nogales.
- Meet ad hoc six times per year, or as needed.
- Create a new "Historic Pride Program" – one of the requirements of the City's agreement with SHPO to maintain the CLG status is to continually look for resources for historic preservation, i.e., a district, a landmark, etc., but it possibly could be satisfied by a new program like a "Historic Pride Program", for people who want recognition for their property, but don't meet the requirements for a landmark. It doesn't mean that we won't do any more landmarks, but in terms of budget, we may want to have some kind of recognition and capture the history. There could be a home program with several layers and like a little plaque. The City of Coronado started a similar program called GEM, and the word "historic" should be avoided to keep a differentiation between historic and recognition.
- Landmarks and plaques need to remain on the work plan, because there are some people interested; however, staff pointed out that landmarking doesn't need to be on the Work Program; it is a given through the ordinance.
- Review the Certificate of Appropriateness process and the grant program.
- Update the Historic Resource Survey this year or next year.

Audree Juhlin explained that there is \$6,000 in the budget for the Commission this year; however, we don't have the staff resources at this time to work on the Historic Resource Survey, so there should be a request to carry over that money to the next budget year, although the risk is that there is no guarantee. The Survey categorizes and catalogues all of the properties that we are aware of.

- Spend that money this year to have the survey information digitized, so the information can be updated next year without using staff. There is an expense involved to have that interactive, but maybe that is a use for the \$6,000.
- Improvement of the website, which is more important than a Historic Preservation Brochure.

Audree Juhlin indicated that staff is going through the department's website now and the next big segment will be the Historic Preservation Commission, so she would like a working group of Commissioners to work with staff.

- Brochures are worthless, put the general history on a plaque on the history walk and the QR code could get them to the website. Eliminate the brochure and improve the website.
- Keep the Endangered Places in an annual article in May.
- HP Month – do the endangered places and maybe some articles in May, instead of an event this year. Just do some educational pieces.
- Ranger Station

Audree Juhlin explained that if the sale goes through after the due diligence, the staff will form a working team of various stakeholders, and one or two Commissioners will be part of that working team to come up with a Master Plan for the property. It seems that we are more than halfway through the 90-day period, but we are still waiting for information. It is all contracted out for specialized inspections.

- Remove the Community Plan update, since there is nothing left for us to do.
- The history walk is off of our program and we will just get updates, but Commissioner Segner would like to see it as an historic project for the City, and when a ribbon-cutting is done, he would like to see it as part of the history; it might be like a partnership. The newspaper could do an article on one of the plaques each week.
- There will be hearings for Landmarks and Certificates of Appropriateness, etc., but they don't need to be on the Work Program.
- There is no central place where new Commissioners can see all of the landmarked properties. If it is not called new Commissioner training, it should be something more focused for anybody who is interested in learning what has been landmarked and the significance of them, etc.
- We used to have a training meeting and see a house together to see how that is done. It would be good for the public to be able to find the landmarks and the stories behind them.
- Have a history section on the website for the plaques, etc., so you can hit "History" and everything is there.
- Explore tie-ins with the National Appreciation of Native Americans Month and the Archeology Month that would be helpful to the Commission, and possibly some articles.

Audree Juhlin explained that she will include funds for various programs that we are still developing, as well as for publicity, articles, etc., to ensure there is money available for those things we don't know about.

7. Consideration of the following request through public hearing procedures:

Discussion/possible action regarding a request for approval of a Certificate of Appropriateness to replace the existing roof on the historic structure known as the "Gassaway House", located 35 Gassaway Place, Sedona Arizona, Coconino County. A general description of the area affected includes east of Schnebly Road and northeast of State Route 179. The subject property is approximately 0.35 of an acre, zoned RS-18b (Single-Family Residential District – minimum lot size of 18,000 square feet per lot) and further identified as Assessor's Parcel 401-82-010. (60 minutes, 4:00 - 5:00 p.m.

Applicant: RRC Sedona LLC, 1575 Spinnaker Drive, Suite 205, Ventura, CA 93001
Address: 35 Gassaway Place, Sedona, Arizona 86336
Parcel No.: 40182010
Property Owner: RRC Sedona LLC, 1575 Spinnaker Drive, Suite 205, Ventura, CA 93001
Case Number: CA 14-01

The Chair introduced this agenda item, and Audree Juhlin introduced the applicant, Ralph Clemmer with BC Land Group, owner and managing partner of Red Rock Creek, and SureBuild Roofing Company representatives, Scott Graham and John Grider.

The Chair then explained the process, and Audree Juhlin explained that Ralph Clemmer represents the new property owners for the property. In 2013, he advised the City of damage, because the roof needed to be replaced. She advised Mr. Clemmer that we don't have a process to address emergency situations, but we would get them before the Commission as soon as possible.

Audree indicated that in 1999, she was the staff person who was part of the landmarking of this building and she also processed the two Certificates of Appropriateness. The first one was to explore the building and its condition, and as a result, the roof was included in the "pretty bad" assessment, then a second C of A was processed, and there was a lot of work to fix all of the damage identified, but unfortunately, the roof remained neglected after it was identified as a problem in 1999, so when we now declare it an emergency situation, it is for those reasons. The roof was identified as needing repair and replacement 13 years ago.

Staff agrees that the roof needs to be replaced and every day we wait, we jeopardize its historic integrity and character. It has already received a good amount of damage and some options have been presented to the Commission. Staff has recommended the "Grand Sequoia", because it most closely resembles the existing roof. There are other options, like the "Grand Canyon", but it has a lot of variation in color, which isn't on there now. It is believed that this roof is at least 30 years old or more, so there was probably one roof before that roof. Going back to research the first roof would be a task that staff doesn't feel we have a luxury of doing at this time; therefore, the recommendation is to match the existing roof as close as possible, and that is why staff recommended option #2.

Commission's Questions of Staff:

- Question about the elongated brick shape of the existing shingles, and if this type of tab is a better roof.

Mr. Clemmer indicated that the proposed roof will outlive him, and John Grider explained that the 3 tabs are really the cheapest shingle you can buy and they don't put them on any homes as a reroof anymore. Staff agreed that the 3 tab is not as sturdy and durable, and it is rarely used, and you want the maximum value for roofing, but since it is a historic structure we have to balance both needs – a roof that best protects the building and the historic component, and what you are being shown today does both of those things. They could have gone a cheaper route and still meet the intent of our code.

- Question regarding the consideration of "Camelot", because the texture is more like what is there, although the colors don't seem like what we need. We don't want a lot of texture.

Councilor McIlroy asked which picture shows the recommended roof and was shown the "Grand Sequoia". Staff noted that the applicant is comfortable with any of the options before the Commission; the "Grand Sequoia" was staff's opinion based on what is on there now and it most closely matches the appearance, color and functionality.

- The roof is currently quite a bit lighter, but it may have been darker originally. John Grider explained that is because of the weathering and showed some closer pictures of the damage to the roof.

Councilor McIlroy noted out that the original roof is a little more reddish, and it was pointed out that there is a redder option than the feature color on the roof. "Mesa Brown" would be closer to the red tone like it is now.

Ralph Clemmer indicated that they purchased the property in August of 2013, and in doing the due diligence, they knew the roof needed to be replaced; he could see where water damage had occurred. The walls are plaster and some of the windows are damaged, but he can't finish the restoration until the new roof is on there. It is a million dollar asset to them and to the community it is priceless, but it has been sitting dormant for a decade and the best thing to do is get the house back to looking like what it should be.

Councilor McIlroy asked if the applicant is given the Certificate of Appropriateness, will this type of roof, maybe with the Mesa Brown color, be installed at their expense. Mr. Clemmer stated absolutely. This is an upgraded roof that will last a long time and you can see how it blends in with the character of the house.

Councilor McIlroy then asked about the lifetime of the roof, and John Grider indicated that it has a lifetime warranty, and they figure in this climate, it is in the 50-year range.

- Question about the appropriateness of the Commission being picky about the details, considering we don't know what the original roof looked like, and it was suggested that question wait until the Commission's discussion.
- Question about any intent to do any new penetrations in the roof, i.e., skylights, plumbing, venting, etc. Mr. Clemmer indicated not at this point. The previous owner had done all new plumbing, fire sprinklers, etc. The interior of the house is basically gutted, but if he puts in a new kitchen, there might be a vent where the old kitchen used to be, but no new openings.

Councilor McIlroy asked if, when it is done, the home will be sold and Mr. Clemmer stated that Red Rock Creek has a Final Plat for another nine homes, so obviously they need to get the new roof on, finish the restoration and do street improvements for the other nine homes, but this is to preserve the asset currently there. When asked if this could be a sales office, Mr. Clemmer indicated that it could be.

Audree Juhlin pointed out that Mr. Clemmer is aware that any exterior work will need to come to the Commission for approval, so the Commission may see it again. Mr. Clemmer explained that he would like the other options to be considered; they are all in the same genre. You can't go wrong between the "Camelot", the "Grand Canyon" or the "Grand Sequoia". The "Timberline" is a lower grade.

Summary Discussion:

The Commission discussed the following points:

- The existing roof doesn't have a lot of variation and this building was landmarked with that roof on it, so there is no need to discuss going back to something there before. We should match what is there as closely as possible, and the 3 tab is not a good idea.
- The current roof is very red and the "Mesa Brown" is redder; the "Timberline" has a lot of variation, and the one with the least variation is the "Grand Sequoia".
- Would like for it to look as close to the current roof as possible.

The Chair opened the public comment period and having no requests to speak, closed the public comment period.

The Commission continued their discussion of the following points:

- Roofs in the 1940s weren't mottled; they were one color. Pick a plain color and let's vote on it.

Audree Juhlin pointed out that the four different options are outlined on page 6 of the Staff Report, if the Commission wants to refer to that as to which one is your preference.

- Question about giving the applicant the leeway of two options, in case one doesn't look good with brick, etc.

John Grider explained that these are high-end roofs, not the ones at the lumber yard. They are special ordered from the factory, so samples aren't available today. He also explained that the feature color is shown on the home in the handouts, and the thumbnail colors are the other choices.

- Tend to go with the redder tone, because a different color will affect the look of the home.
- Suggestion to pick two colors and they can choose between the two.

- Could choose the "Grand Sequoia" and another color; the others are a little too radical and modern, so it would be either the "Autumn Brown" or "Mesa Brown", but the "Autumn Brown" is very dark and the "Cedar" is really brown.
- Would like to eliminate the "Grand Canyon", it is too busy and shaggy.
- "Camelot" is too mottled; they often try to emulate something other than asphalt shingles.
- Choose the plainest and lightest red.

MOTION: Vice Chair Holmes moved to approve case number CA14-00001 (C of A) to replace the existing roof on the "Gassaway House" with the roofing material Option #2 "Grand Sequoia" in the "Mesa Brown" color (or other option of preference) based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the conditions as outlined in the Staff Report. Commissioner Jarmusch seconded the motion.

Commissioner Segner asked if the flashing is going to change significantly and Scott Graham indicated he thinks it is a brown. Commissioner Segner explained that the Commission just asks that it be kept the same. John Grider explained that it is a brown, and they can match that color by putting a brown on, and then paint it with another paint to match the existing color.

For clarification, the recording secretary asked if the motion is for the use of the Grand Sequoia in the Mesa Brown color, and ignore "or other option preference" in the motion. The maker of the motion asked to remove "or other option of preference" and the second agreed.

REVISED MOTION: Vice Chair Holmes moved to approve case number CA14-00001 (C of A) to replace the existing roof on the "Gassaway House" with the roofing material Option #2 "Grand Sequoia" in the "Mesa Brown" color based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the conditions as outlined in the Staff Report. Commissioner Jarmusch seconded the motion. **VOTE:** Motion carried five (5) for and zero (0) opposed. (Commissioners Jane Grams and Charlie Schudson were excused.)

Chair Unger indicated that the Commission would love to see the building at some point, and Mr. Clemmer indicated he would be happy to, as a group or individually, and they can call him anytime. They are about two to three weeks away on materials; the cost of the roof is in the \$30,000 range.

8. Discussion regarding future meeting dates and future agenda items. (5 minutes, 5:00– 5:05 p.m.)

Chair Unger indicated that on February 10th at 4:00 p.m., there are two more hearings -- the Hummingbird House stormwater retention wall and the Jordan Park roof, plus a few more things. Audree Juhlin added that the Commission will also continue to discuss the Work Program.

Chair Unger then asked the Commissioners to note March 10th from 10:00 a.m. to 2:00 p.m. on their calendars for the retreat. After the retreat, the Commission will vote on Chair and Vice Chair.

9. Adjournment. (5:05 p.m.)

The Chair called for adjournment at approximately 4:35 p.m., without objection.

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on January 22, 2014.

Donna A. S. Puckett, *Administrative Assistant*

Date